124.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,306,000	/	1,306,000
USE VALUE:	1,306,000	/	1,306,000
ASSESSED:	1,306,000	/	1,306,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MAPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPINOS PETER J
Owner 2:	
Owner 3:	
Street 1:	20 MAPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRADLEY MORTON C JR-LOUISE -
Owner 2:	-
Street 1:	20 MAPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 4350 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10836.000	630,200	5,200	670,600	1,306,000
Total Card	0.249	630,200	5,200	670,600	1,306,000
Total Parcel	0.249	630,200	5,200	670,600	1,306,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.26 /Parcel: 300.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80030

GIS Ref

GIS Ref

Insp Date 09/16/17

!9648!

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	630,200	5200	10,836.	670,600	1,306,000		Year end	12/23/2021
2021	101	FV	610,400	5200	10,836.	670,600	1,286,200		Year End Roll	12/10/2020
2020	101	FV	610,300	5200	10,836.	670,600	1,286,100	1,286,100	Year End Roll	12/18/2019
2019	101	FV	485,500	5300	10,836.	707,800	1,198,600	1,198,600	Year End Roll	1/3/2019
2018	101	FV	485,500	5300	10,836.	521,600	1,012,400	1,012,400	Year End Roll	12/20/2017
2017	101	FV	485,500	3800	10,836.	499,200	988,500	988,500	Year End Roll	1/3/2017
2016	101	FV	485,500	3800	10,836.	461,900	951,200	951,200	Year End	1/4/2016
2015	101	FV	457,100	3800	10,836.	387,400	848,300	848,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:23:56

LAST REV

Date	Time
02/27/20	13:57:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADLEY MORTON	47427-389		5/10/2006		905,000	No	No		
	PR401-040		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1533	Alterati	22,600	C				
2/1/2018	116	Add Bath	17,000	C				
1/29/2018	103	Heat App	18,000	C				
8/1/2016	1055	Add Bath	36,000	O				add new 2nd fl bat

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	163	PATRIOT
9/16/2006	MLS	HC	Helen Chinal
11/24/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10836		Sq. Ft.	Site		0	90.	0.69	10									670,575						670,600	

Total AC/HA:	0.24876	Total SF/SM:	10836	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 670,575	Spl Credit	Total: 670,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.88028836
Const Adj.:	1.01989794
Adj $ / SQ:	121.204
Other Features:	102524
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	856230
Depreciation:	226045
Depreciated Total:	630185

COMMENTS

SEE SUBDIVISION PLAN 1682 OF 2005.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

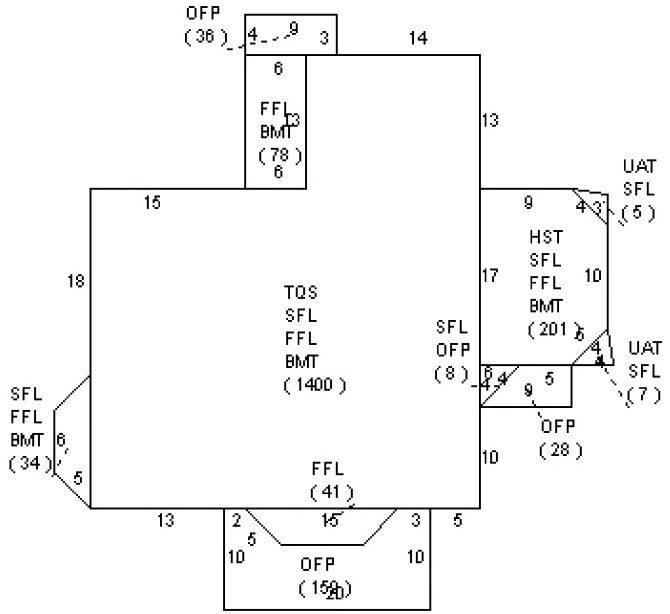
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.66
Special Features:	0	Val/Su Net:	96.85
Final Total:	630200	Val/Su SzAd	138.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,754	121.200	212,591
BMT	Basement	1,713	36.360	62,287
SFL	Second Floor	1,655	121.200	200,592
TQS	3/4 Story	1,050	106.420	111,738
OFP	Open Porch	231	24.110	5,570
HST	Half Story	101	121.200	12,181
UAT	Upper Attic	3	48.480	145

	Net Sketched Area:	6,507		Total:	605,104
Size Ad	4559.5	Gross Area	6966	FinArea	4350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	20	P	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1910	24.62	T	40	101			3,800			3,800
19	Patio	D	Y	1	9X24	A	AV	2000	3.99	T	15.2	101			700			700
19	Patio	D	Y	1	14X15	A	AV	2000	4.04	T	15.2	101			700			700

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200

IMAGE

AssessPro Patriot Properties, Inc